

# **CITY OF SAN ANTONIO**

## **Zoning Commission Agenda**

Board Room  
First Floor, Development Business Services Center  
1901 S. Alamo

**November 4, 2003**  
**Tuesday, 11:30 A.M.**

### **ZONING COMMISSIONERS**

Gilbert Kissling – District 1	Bradley T. Peel – District Mayor
Willie M. Dixon – District 2	Jody Sherrill – District 7
Helen Dutmer – District 3	Vacant – District 8
Henry Avila – District 4	James McAden – District 9
Rita Cardenas-Gamez – District 5	Steven B. Grau – District 10
Christopher R. Martinez – District 6	
Chairman	

1. **Work Session presentation by staff to discuss zoning case recommendations and other items for consideration on agenda for November 4, 2003, at 11:30 A.M. Tobin Room, 1901 S. Alamo, Development Business Services Center.**
2. Call to Order – Board Room – 1:00 PM.
3. Roll Call.
4. Pledge of Allegiance.
5. Director's Report.
6. Approval of October 7, 2003 Minutes.
7. Z2003173-16 City of San Antonio, IH 37 South and North of Blue Wing Road. *(City Council 3)*
8. Z2003173-5B City of San Antonio, 11550 FM 1937. *(City Council 3)*
9. Z2003173-6A City of San Antonio, 1510 S. W. Loop 410. *(City Council 3)*
10. Z2003173-6D City of San Antonio, 10703 Pleasanton Road. *(City Council 3)*  
S
11. Z2003173-20 City of San Antonio, 12800 Applewhite Road. *(City Council 3)*
12. Z2003173-2B City of San Antonio, 261 and 7983 Neal Road. *(City Council 3)*
13. Z2003173-10B City of San Antonio, S. W. Loop 410 and Interstate Highway 35. *(City Council 4)*
14. Z2003173-3B City of San Antonio, 16260 FM 1937. *(City Council 3)*

15. Z2003173-5A City of San Antonio, 1818 E. Chavaneaux. (*City Council 3*)
16. Z2003173-7A City of San Antonio, 11893 Fischer Road. (*City Council 4*)
17. Z2003173-17 City of San Antonio, Plesanton Road and Mitchell Lake. (*City Council 3*)
18. Z2003171 Birkel International Partners, Ltd., 7342 Oak Manor Drive.  
(*City Council 8*)
19. Z2003193 Davila Plumbing Company, Inc., 830 West Lynwood Avenue.  
(*City Council 1*)
20. Z2003201 Eastway Inc., 4900 Evers Road. (*City Council 7*)
21. Z2003209 Juan Contreras, 211 Esma. (*City Council 3*)
22. Z2003202 S C Ismael Galvan, 1910 Probandt. (*City Council 3*)
23. Z2003203 C Missionary Catechists of Divine Providence, 4650 Eldridge Avenue.  
(*City Council 6*)
24. Z2003204 J. H. Uptmore & Associates, 5000 Block of Culebra Road.  
(*City Council 7*)
25. Z2003205 Mireles Properties, 522 and 529 Colby Street. (*City Council 5*)
26. Z2003206 Costa Cadiz Ltd., 2815 South W. W. White Road. (*City Council 2*)
27. Z2003207 Kaufman & Associates, Inc., 10000 Block of Potranco Road.  
(*City Council 4*)
28. Z2003208 Kaufman & Associates, Inc., 7702 IH 35 North. (*City Council 2*)
29. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
30. **ADJOURNMENT.**

#### **Accessibility Statement**

This meeting is wheelchair accessible. The accessible entrance is located at 1901 S Alamo. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245

**FINAL**

**CASE NO: Z2003171**

**Final Staff Recommendation - Zoning Commission**

**Date:** November 04, 2003

Zoning Commission continuance from September 16, 2003, October 7, 2003 and October 21, 2003

**Council District:** 8

**Ferguson Map:** 581 A2

**Applicant Name:**

**Owner Name:**

Birkel International Partners, Ltd.

Estate of Lydia Goforth c/o James M. Goforth

**Zoning Request:** From "C-2" Commercial District to "MF-50" Multi-Family District.

**Property Location:** Lot 18, NCB 11619

7342 Oak Manor Drive

**Proposal:** To develop a 195 unit multi-family complex

**Neigh. Assoc.** None

**Neigh. Plan** None

**TIA Statement:** A traffic impact analysis is not required

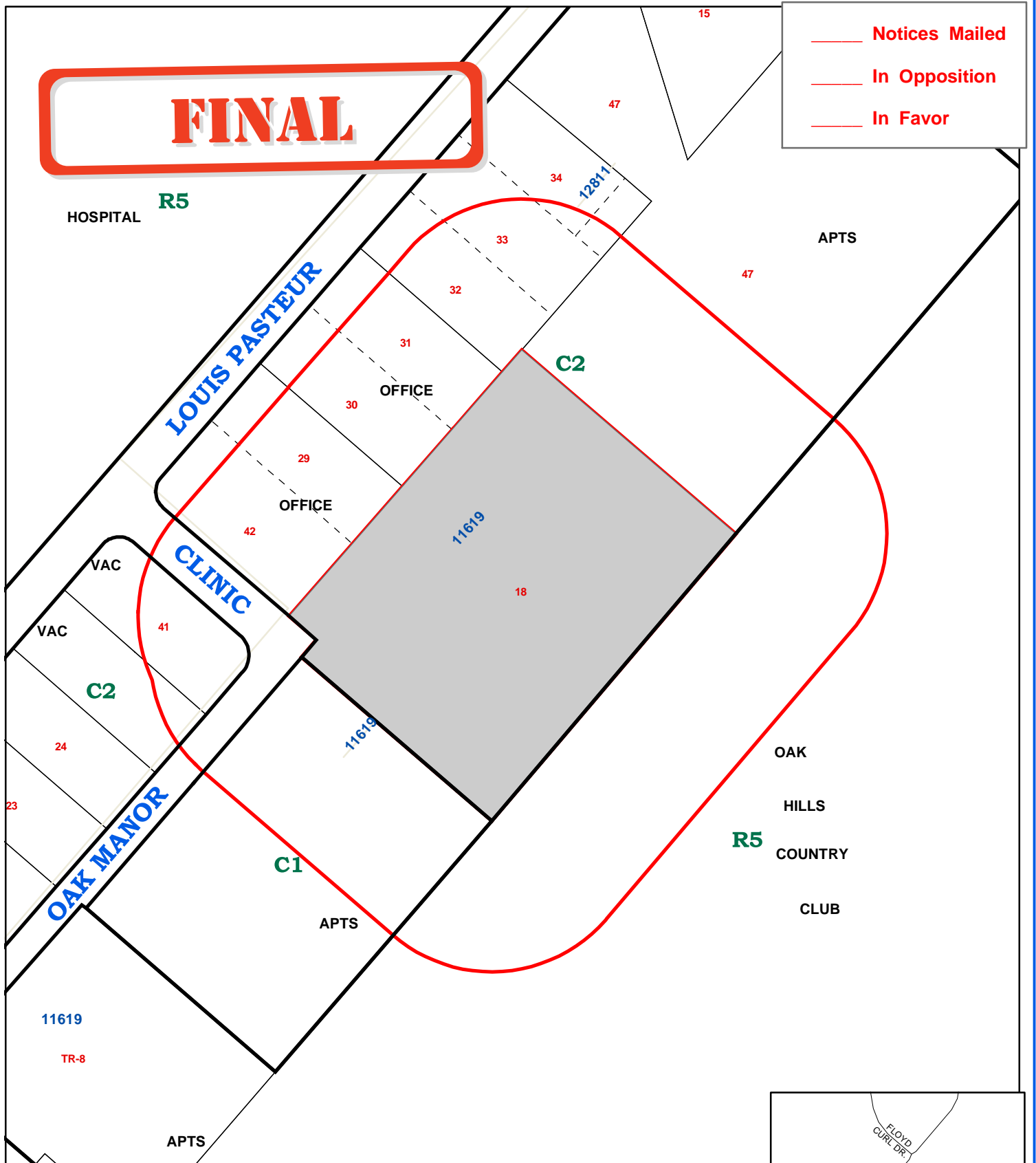
**Staff Recommendation:**

Approval. The subject property abuts existing multi-family developments to the northeast and southwest. The density permitted in this rezoning request would be favorable to the surrounding area.

**CASE MANAGER :** Mona Lisa Faz 207-7945

**FINAL**

\_\_\_\_ Notices Mailed  
\_\_\_\_ In Opposition  
\_\_\_\_ In Favor

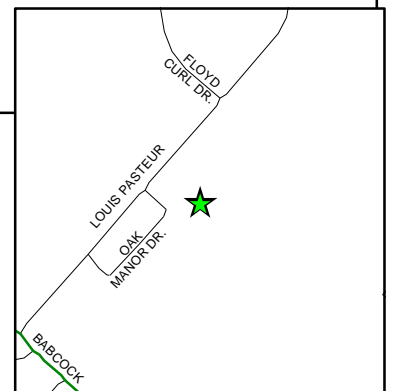


## ZONING CASE: Z2003-171

City Council District No. 8  
Requested Zoning Change  
From: "C-2" To "MF-50"  
Date: November 4, 2003  
Scale: 1" = 300'

Subject Property  
200' Notification

Tile#16  
P.581  
A-2



# FINAL CASE NO: Z2003173-10B

Final Staff Recommendation - Zoning Commission

**Date:** November 04, 2003

Zoning Commission continuance from September 16, 2003 and October 7, 2003

**Council District:** 4

**Ferguson Map:** 680-681

**Applicant Name:**

City of San Antonio

**Owner Name:**

Ballard Exploration Co Inc

**Zoning Request:** From "C-2" Commercial District, "R-5" Residential Single-Family District, "NP-10" Neighborhood Preservation District, and "DR" Development Reserve District to "UD" Urban Development District.

**Property Location:** NCB 14568 LOT P-4D 31.254 CB 4295 P-4D ABS 12 14.936; NCB 14568 LOT P-19 58.457 CB 4295 P-19 ABS 12 179.643; NCB 14569 LOT P-23 6.883 CB 4295 P23&23B ABS12 50.130 CB 4301 P-22D ABS 6 4.694; NCB 14569 LOT P-23D 1.750 CB 4301 P-22B ABS 6 6.647; NCB 14569 LT P-23A&23C 7.458 CB 4295 P-23A ABS 12 1.650; ANCEL 69 LOT P-22A 18.853 CB 4301 P-22A ABS 6 13.176; NCB 14569 LOT P-22 14.778 CB 4301 P-22 ABS 6 17.166

The southeast corner of SW Loop 410 and Interstate Highway 35

**Proposal:** To implement the goals and objectives of the Southside Initiative Community Plan

**Neigh. Assoc.** None

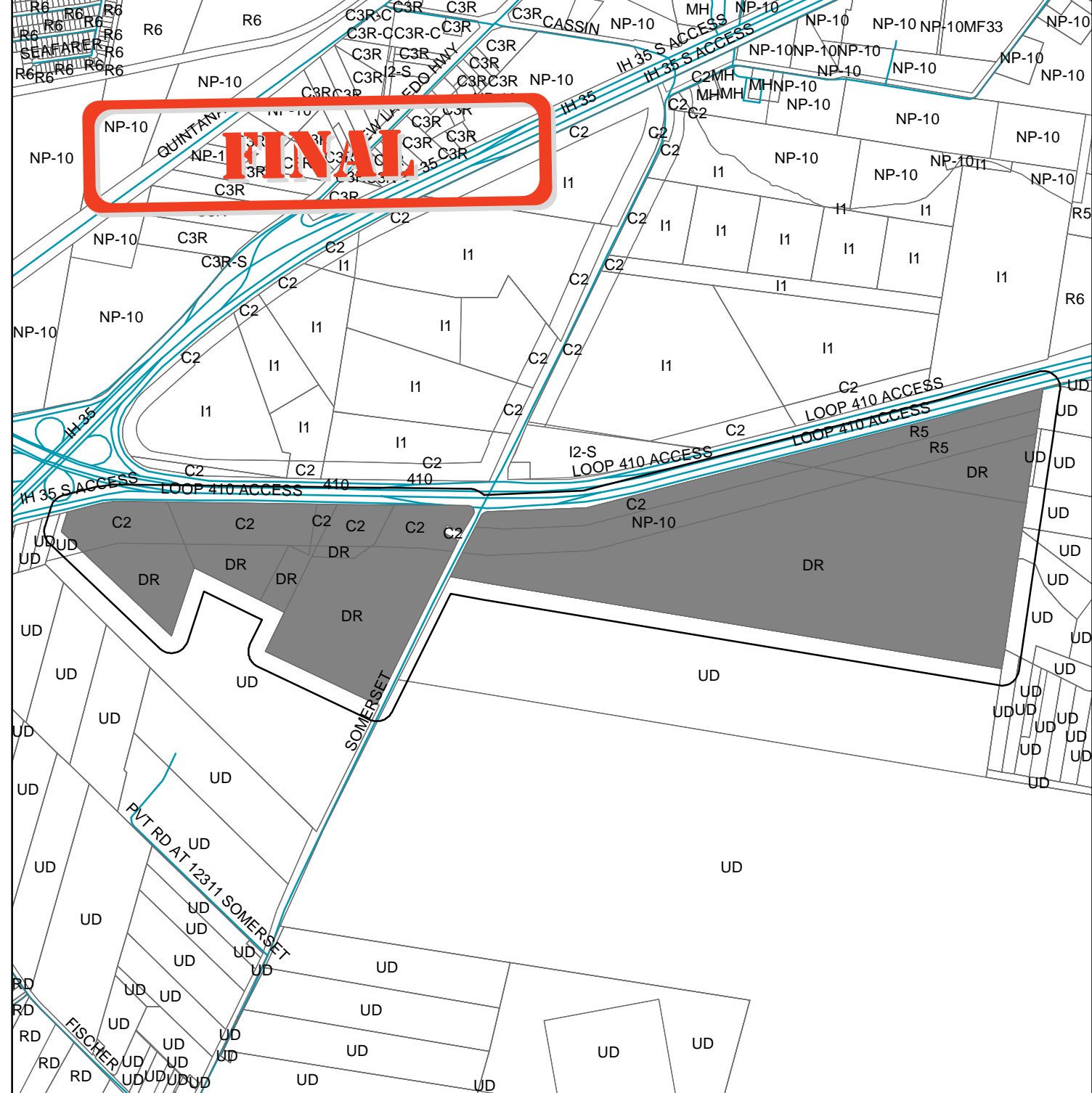
**Neigh. Plan** Southside Initiative Community Plan

**TIA Statement:** A traffic impact analysis is not required

## Staff Recommendation:

Approval. The recommended zoning is consistent with the land use component in the Southside Initiative Community Plan. The zoning will enable a variety of community development patterns, preserve sensitive areas, and promote public safety. The recommended zoning will promote a sense of community and create a well designed development reflecting and preserving the rural character and culture of the southside community. The subject property is approximately a four hundred twenty-seven (427) acre tract of land located at the southeast corner of SW Loop 410 and Interstate Highway 35. The property owner wishes to retain the current zoning of "C-2", "R-5", and "NP-10" along the frontage of SW Loop 410 and agrees with the proposed zoning change of "DR" to "UD" on the remaining property. The subject property is vacant.

**CASE MANAGER :** Eric Dusza 207-7442



**Z2003173-10B**

**City Council District No. 4**

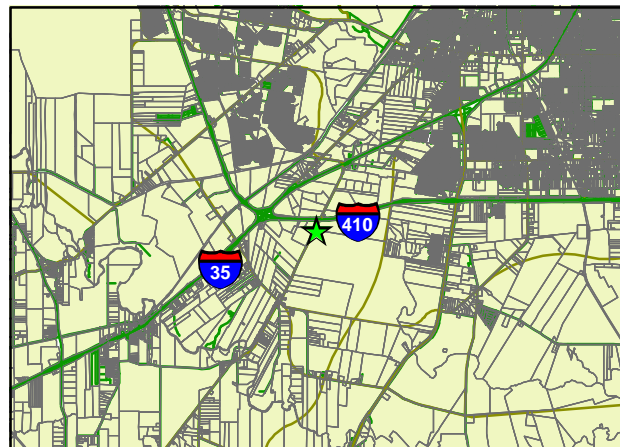
**Requested Zoning Change**

**From: "NP-10", "DR",**

**"C-2", "R-5"**

**To: "UD"**

**Date: November 04, 2003**



# **FINAL** CASE NO: Z2003173-16

Final Staff Recommendation - Zoning Commission

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**Date:** November 04, 2003

**Council District:** 3

**Ferguson Map:** 684 D5

**Applicant Name:**

City of San Antonio

**Owner Name:**

Harry D. Urey, Thomas Francis Phillips

**Zoning Request:** From "DR" Development Reserve to "RD" Rural Development District.

**Property Location:** 16.718 Acres out of NCB 16622 Lot P-142D and 63.133 Acres out of CB 4007-6 P-142D

IH 37 South and North of Blue Wing Road

**Proposal:** To implement the Southside Initiative Community Plan

**Neigh. Assoc.** None

**Neigh. Plan** Southside Initiative Community Plan

**TIA Statement:** A traffic impact analysis is not required

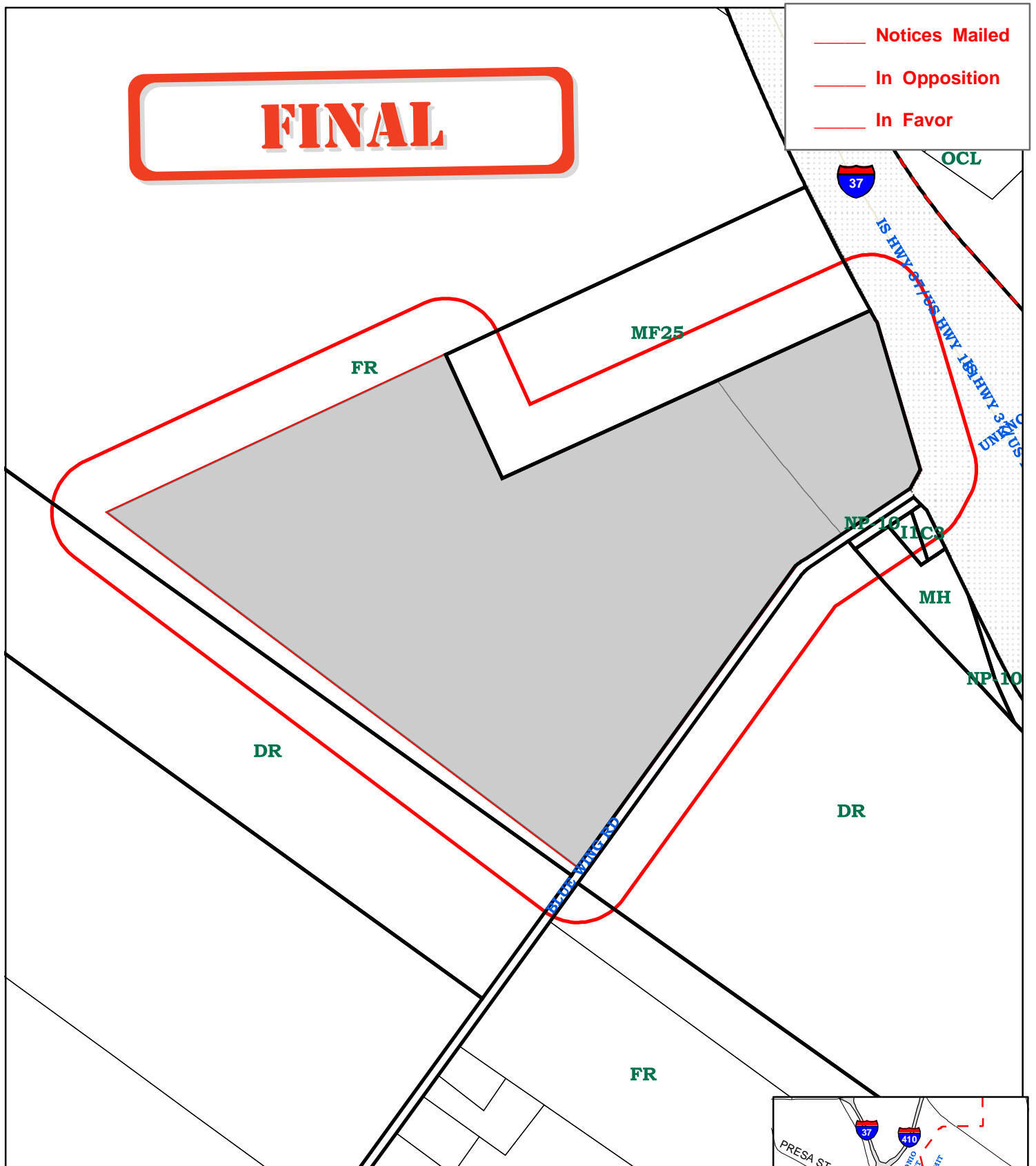
**Staff Recommendation:**

Approval. The proposed zoning is consistent with the land use component in the Southside Initiative Community Plan. The proposed district allows development in a manner that reflects and preserves the rural character of the southside community. The subject property is currently undeveloped. The "RD," Rural Development District would allow for future commercial and residential development.

**CASE MANAGER :** Mona Lisa Faz 207-7945

**FINAL**

\_\_\_\_ Notices Mailed  
\_\_\_\_ In Opposition  
\_\_\_\_ In Favor

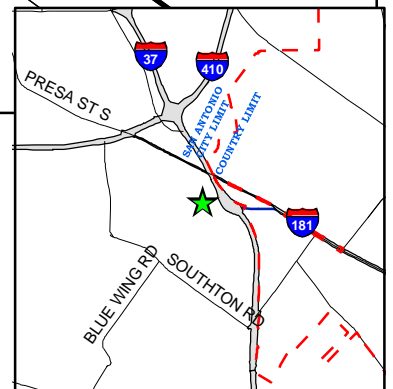


## ZONING CASE: Z2003-173-16

City Council District NO. 3  
Requested Zoning Change  
From: "DR" To "RD"  
Date: November 4, 2003  
Scale: 1' = 000"

Subject Property  
200' Notification

T-0  
p.6488  
D-6  
N  
E  
S  
W  
C:\OCT\_21\_2003





**FINAL** **CASE NO: Z2003173-17**  
Final Staff Recommendation - Zoning Commission

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**Date:** November 04, 2003

**Council District:** 3

**Ferguson Map:** 716

**Applicant Name:**

City of San Antonio

**Owner Name:**

Multiple Property Owners

**Zoning Request:** From "DR" Development Reserve to "MI-1" Mixed Light Industry.

**Property Location:** Property generally bound by Pleasanton Road to the west and Mitchell Lake to the east

**Proposal:** To implement the Southside Initiative Community Plan

**Neigh. Assoc.** None

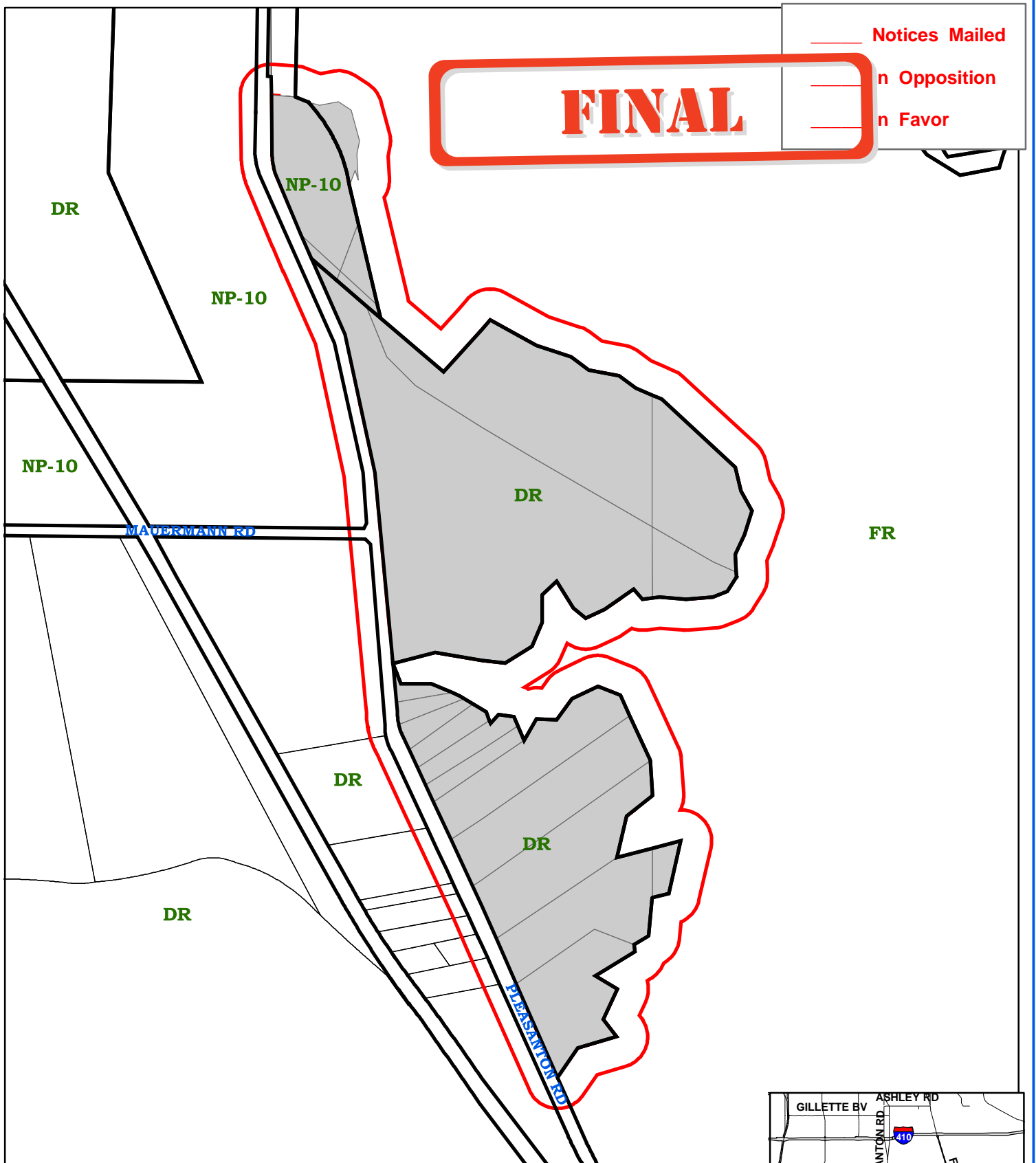
**Neigh. Plan** Southside Initiative Community Plan

**TIA Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval contingent upon City Council approval of land use plan amendment. The proposed Mixed Light Industrial (MI-1) district allows development in a manner that reflects and preserves the rural character and culture of the southside community. The proposed district allows for agricultural, industrial, and commercial village center uses.

**CASE MANAGER :** Trish Wallace 207-0215



## ZONING CASE: Z2003-173-17

City Council District NO. 3  
 Requested Zoning Change  
 From: "DR" To "MI-1"  
 Date: November 4, 2003  
 Scale: 1" = 850'

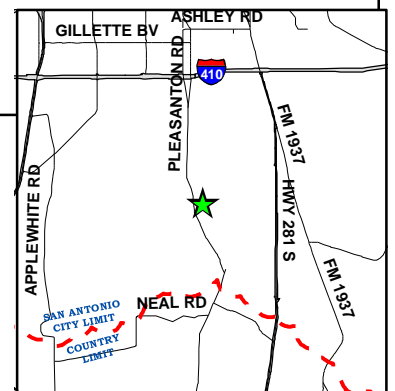
 Subject Property

 200' Notification

T-0  
 p.682  
 D-8



C:\OCT\_21\_2003



# **FINAL** CASE NO: Z2003173-20

## Final Staff Recommendation - Zoning Commission

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**Date:** November 04, 2003

**Council District:** 3

**Ferguson Map:** 715

**Applicant Name:**

City of San Antonio

**Owner Name:**

Crestwood Estates, LLC

**Zoning Request:** From "DR" Development Reserve to "MI-1" Mixed Light Industry.

**Property Location:** CB 4005 P-14D ABS 5; CB 40051 BLK 1 LOT 1; CRESTWOOD ESTATES UT-1

12800 Applewhite Road

East of Applewhite Road; South of Mauermann Road

**Proposal:** To implement the Southside Initiative Community Plan

**Neigh. Assoc.** None

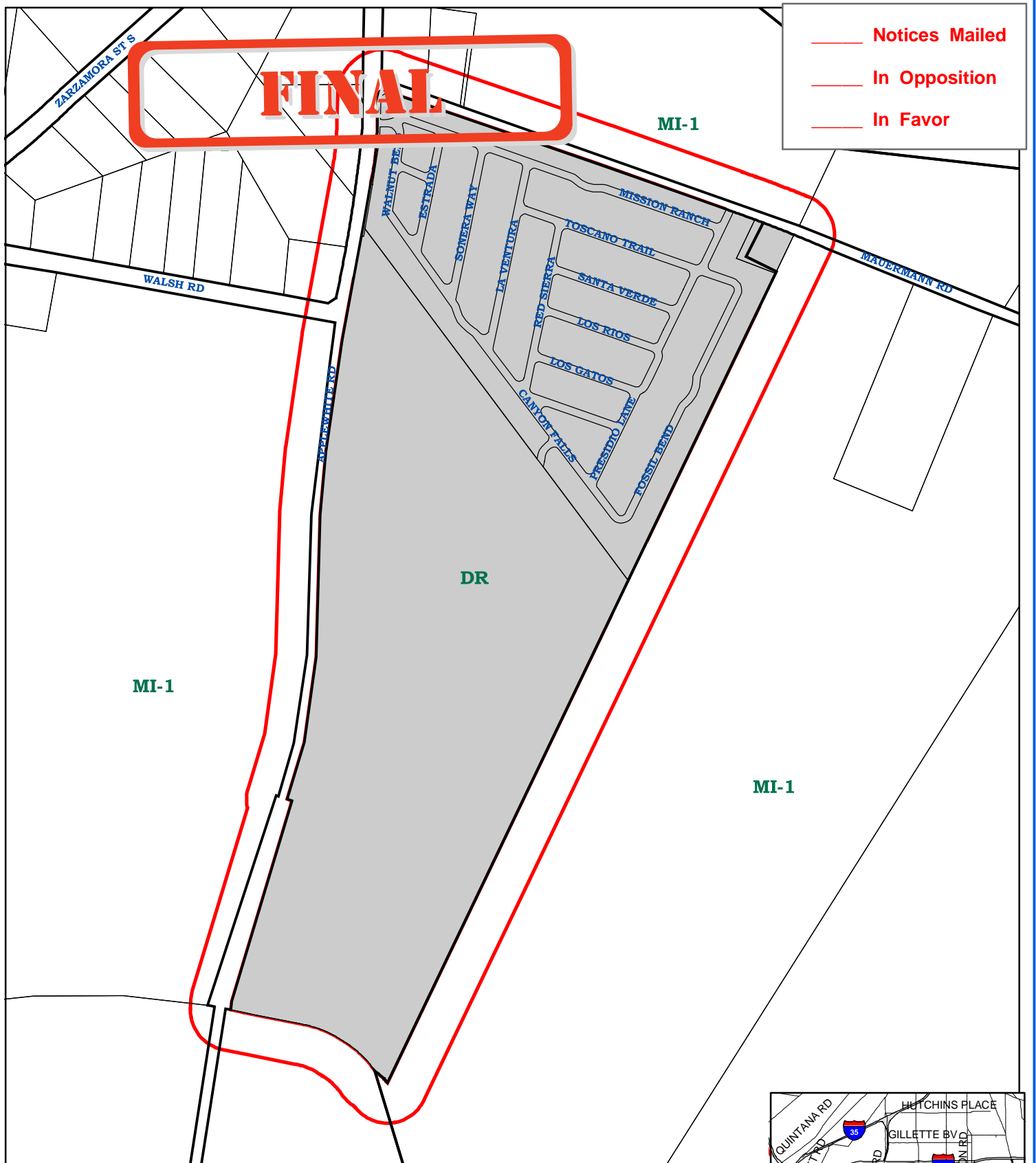
**Neigh. Plan** Southside Initiative Community Plan

**TIA Statement:** A traffic impact analysis is not required.

### **Staff Recommendation:**

Approval. The proposed zoning is consistent with the land use component in the Southside Initiative Community Plan. The proposed district allows development in a manner that reflects and preserves the rural character and culture of the southside community. The proposed "MI-1" District allows for agricultural, industrial, and commercial village center uses.

**CASE MANAGER :** Trish Wallace 207-0215



# **ZONING CASE: Z2003-173-20**

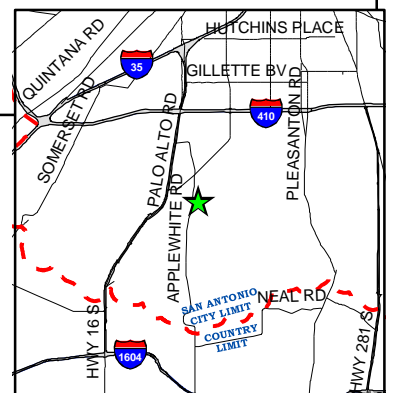
City Council District NO. 3  
 Requested Zoning Change  
 From: "DR" To "MI-1"  
 Date: November 4, 2003  
 Scale: 1" = 650'

■ Subject Property  
 ○ 200' Notification

T-0  
 p.681  
 C-6



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# CASE NO: Z2003173-2B

## Final Staff Recommendation - Zoning Commission

**FINAL**

Zoning Commission continuance from September 16, 2003 and October 7, 2003

**Council District:** 3

**Ferguson Map:** 715

**Applicant Name:**

City of San Antonio

**Owner Name:**

Ila Faye Miller (Tract III)

**Zoning Request:** From "DR" Development Reserve District to "RP" Resource Protection District.

**Property Location:**

7983 Neal Road, 261 Neal Road

The general area of Jett Road and the intersection of South Applewhite Road and east Neal Road

**Proposal:** To implement the goals and objectives of the Southside Initiative Community Plan

**Neigh. Assoc.** None

**Neigh. Plan** Southside Initiative Community Plan

**TIA Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval. The proposed zoning is consistent with the land use component in the Southside Initiative Community Plan. The proposed zoning districts enable a variety of community development patterns reflecting and preserving the rural character and culture of the Southside community including preserving sensitive areas and promoting public safety. Tract III is two parcels approximately four hundred sixty-four (464) acres located at 261 and 7983 Neal Road. The landowner is in opposition but has no alternative proposal. A large portion of the subject property falls within the flood plain and is not developable. The remaining southern portion of the property is developable and is outside of the city.

**CASE MANAGER :** Richard Ramirez 207-5018

IGNACIO PEREZ

ARS 13

4297

**FINAL**

527.913 AC

**DR**

\_\_\_\_ Notices Mailed

\_\_\_\_ In Opposition

\_\_\_\_ In Favor

**RP**

**DR**

**OCL**

**OCL**

## ZONING CASE: Z2003-173-2B

City Council District No. 3  
Requested Zoning Change  
From: "DR" To "RP"  
Date: November 4, 2003  
Scale: 1" = 900'

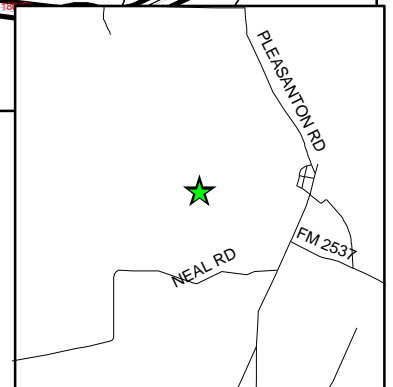
■ Subject Property

○ 200' Notification

P.716  
D-6



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# **CASE NO: Z2003173-3B**

## **FINAL**

### **Final Staff Recommendation - Zoning Commission**

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**Date:** November 04, 2003

Zoning Commission continuance from September 16, 2003 and October 7, 2003

**Council District:** 3

**Ferguson Map:** 717 B5

**Applicant Name:**

City of San Antonio

**Owner Name:**

S. Flores-Rabel RD JNT Vent. ( Tract III)

**Zoning Request:** From "DR" Development Reserve District to "RD" Rural Development District.

**Property Location:** CB 4006 P-80C ABS 3 and CB 4006 P-81 & P-81A ABS 3

16260 FM 1937

South US 281 area

**Proposal:** To implement the goals and objectives of the Southside Initiative Community Plan

**Neigh. Assoc.** None

**Neigh. Plan** Southside Initiative Community Plan

**TIA Statement:** A traffic impact analysis is not required.

#### **Staff Recommendation:**

Approval. The proposed zoning is consistent with the land use component in the Southside Initiative Community Plan. The proposed zoning districts enable a variety of community development patterns reflecting and preserving the rural character and culture of the southside community including preserving sensitive areas and promoting public safety. Tract III is two parcels approximately two hundred (200) acres located at 0 and 16260 FM 1937. The landowner is in opposition and the land is vacant awaiting development for mixed uses.

**CASE MANAGER :** Richard Ramirez 207-5018





# CASE NO: Z2003173-5A

Final Staff Recommendation to Zoning Commission

**FINAL**

**Date:** November 5, 2003      Zoning Commission continuance from September 16, 2003 and postponement from October 7, 2003

**Council District:** 3

**Ferguson Map:** 683

**Applicant Name:**

City of San Antonio

**Owner Name:**

Peter Marshall

**Zoning Request:** From "DR" Development Reserve District, "R-6" Residential Single-Family District, and "C-3 NA" General Commercial Nonalcoholic Sales District to "FR" Farm and Ranch District.

**Property Location:** NCB 11039 BLK LOT TR-B 5.6 AC & CB 4283 P-50 ABS 769 36.493

1818 E. Chavaneaux

South of, but not adjacent to, Loop 410; East of Roosevelt Avenue

**Proposal:** To implement the goals and objectives of the Southside Initiative Community Plan

**Neigh. Assoc.** None

**Neigh. Plan** Southside Initiative Community Plan

**TIA Statement:** A traffic impact analysis is not required.

## Staff Recommendation:

Approval. The proposed zoning is consistent with the land use component of the Southside Initiative Community Plan. The proposed zoning allows community development patterns that reflect and preserve the rural character and culture of the southside community. The current use of the subject property is vacant agricultural and is located west of historic Mission Espada. The "FR" District allows future agricultural, low density residential, and commercial village center development.

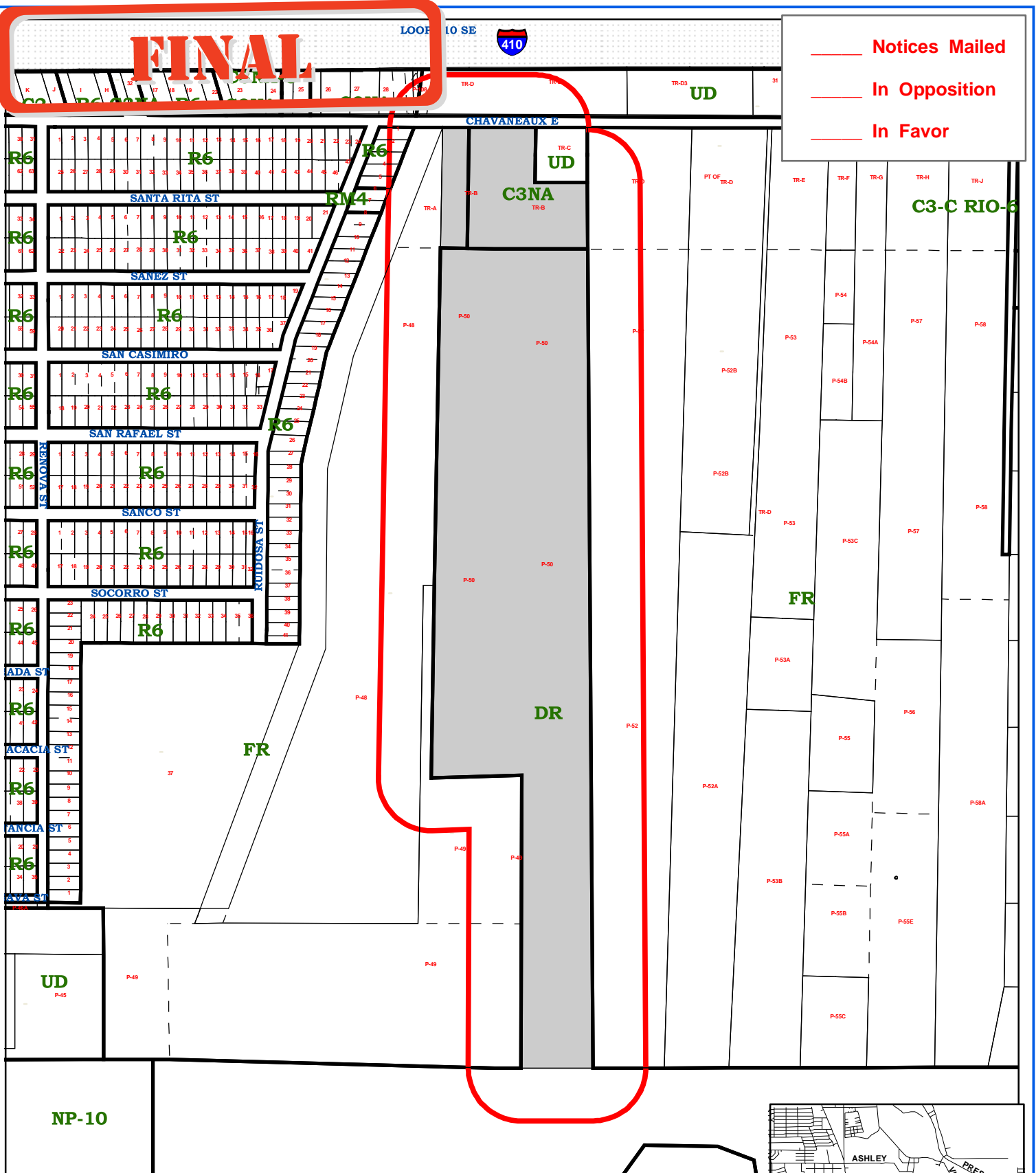
**CASE MANAGER :** Trish Wallace 207-0215

**FINAL**

LOOK 10 SE



- \_\_\_\_ Notices Mailed
- \_\_\_\_ In Opposition
- \_\_\_\_ In Favor

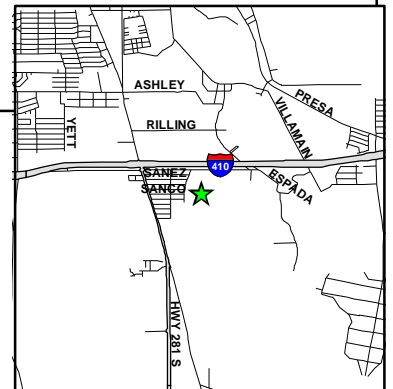


## ZONING CASE: Z2003-173-5A

City Council District NO. 3  
Requested Zoning Change  
From: "DR,R-6,C-3NA" To "FR"  
Date: November 4, 2003  
Scale: 1" = 500'

- Subject Property
- 200' Notification

P.683  
B-5



**FINAL**

# CASE NO: Z2003173-5B

Final Staff Recommendation - Zoning Commission

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**Date:** November 04, 2003

Zoning Commission continuance from September 16, 2003; Postponement from October 7, 2003

**Council District:** 3

**Ferguson Map:** 683

**Applicant Name:**

City of San Antonio

**Owner Name:**

Donald Vestal, et al, c/o Royal Adams

**Zoning Request:** From "DR" Development Reserve District and "NP-10" Neighborhood Preservation District to "RD" Rural Development District.

**Property Location:** NCB 15647 LOT P-59 46.272 CB 4283 P-59 ABS 769 401.341

11550 FM 1937

South of, but not adjacent to, Loop 410; East of Roosevelt Avenue

**Proposal:** To implement the goals and objectives of the Southside Initiative Community Plan

**Neigh. Assoc.** None

**Neigh. Plan** Southside Initiative Community Plan

**TIA Statement:** A traffic impact analysis is not required.

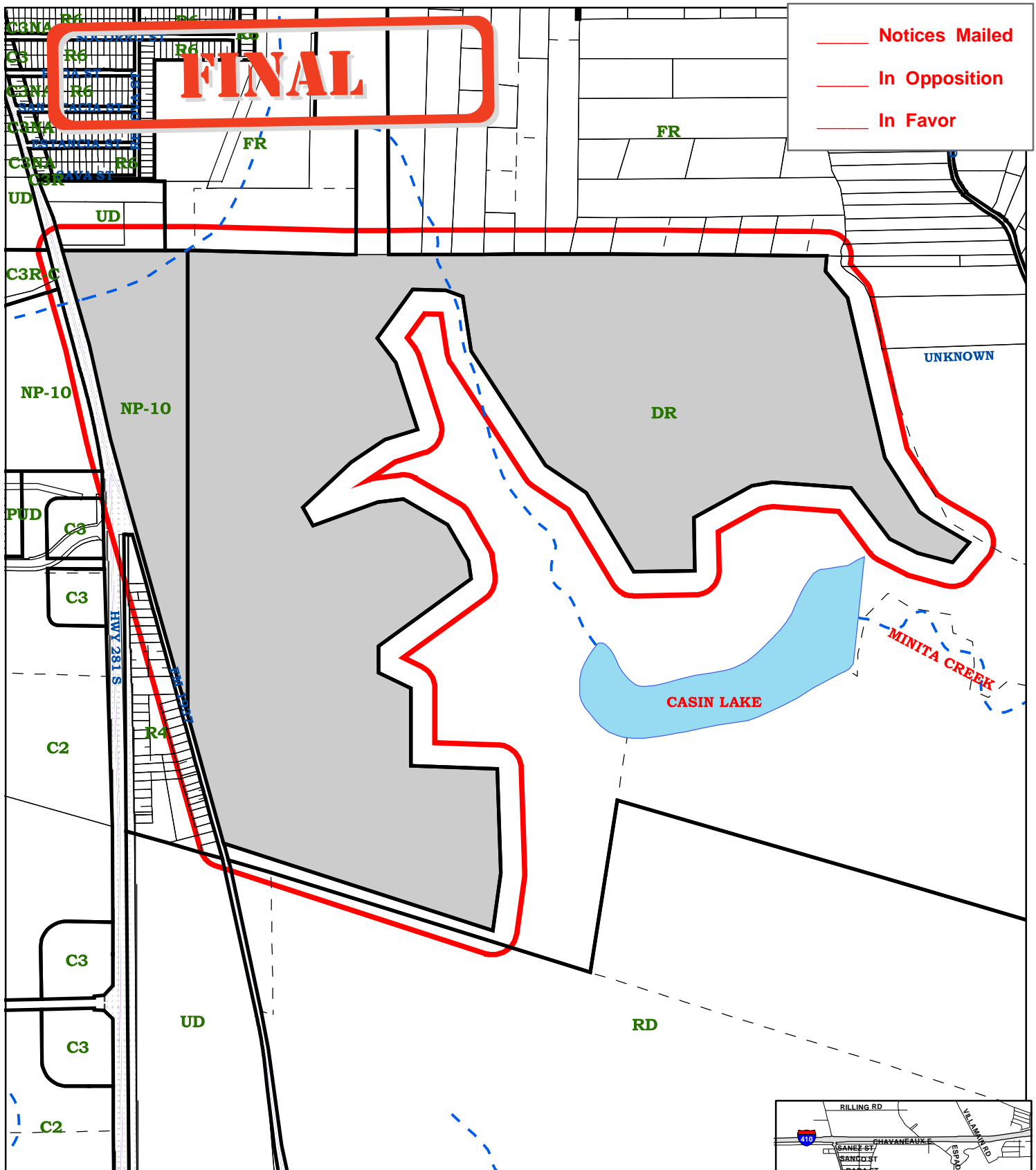
## Staff Recommendation:

Approval. The proposed zoning is consistent with the land use component in the Southside Initiative Community Plan. The proposed district enables a variety of community development patterns that reflect and preserve the rural character and culture of the southside community. The existing land use is agricultural. The proposed "RD" District allows current agricultural uses to continue and allows for future commercial and residential development.

**CASE MANAGER :** Trish Wallace 207-0215

**FINAL**

\_\_\_\_ Notices Mailed  
\_\_\_\_ In Opposition  
\_\_\_\_ In Favor



## ZONING CASE: Z2003-173-5B

City Council District No. 3  
Requested Zoning Change  
From: "DR & NP-10" To "RD"  
Date: November 4, 2003  
Scale: 1" = 1200'

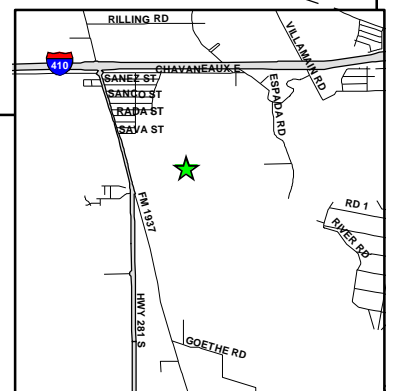
■ Subject Property

○ 200' Notification

P.683  
B-5



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**FINAL**

**CASE NO): Z2003173-6A**

**Final Staff Recommendation - Zoning Commission**

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**Date:** November 04, 2003

Zoning Commission continuance from September 16, 2003; Postponement from October 7, 2003

**Council District:** 3

**Ferguson Map:** 681, 682

**Applicant Name:**

**Owner Name:**

City of San Antonio

South Loop Land & Cattle, LC

**Zoning Request:** From "DR" Development Reserve District and "R-4" Residential Single-Family District to "UD" Urban Development District.

**Property Location:** NCB 18088 P-1C (6.7) & P-1 (40.748) CB 4283 P-1 (30.75) CB 4284 P-1 (202.845), (25 acres) CB 4005 P-18A ABS 15 13.020 AC CB 4283 P-1A & 1B ABS 769 11.758 AC  
1510 SW Loop 410  
South of Loop 410; West of Zarzamora St; East of Pleasanton Road

**Proposal:** To implement the goals and objectives of the Southside Initiative Community Plan

**Neigh. Assoc.** None

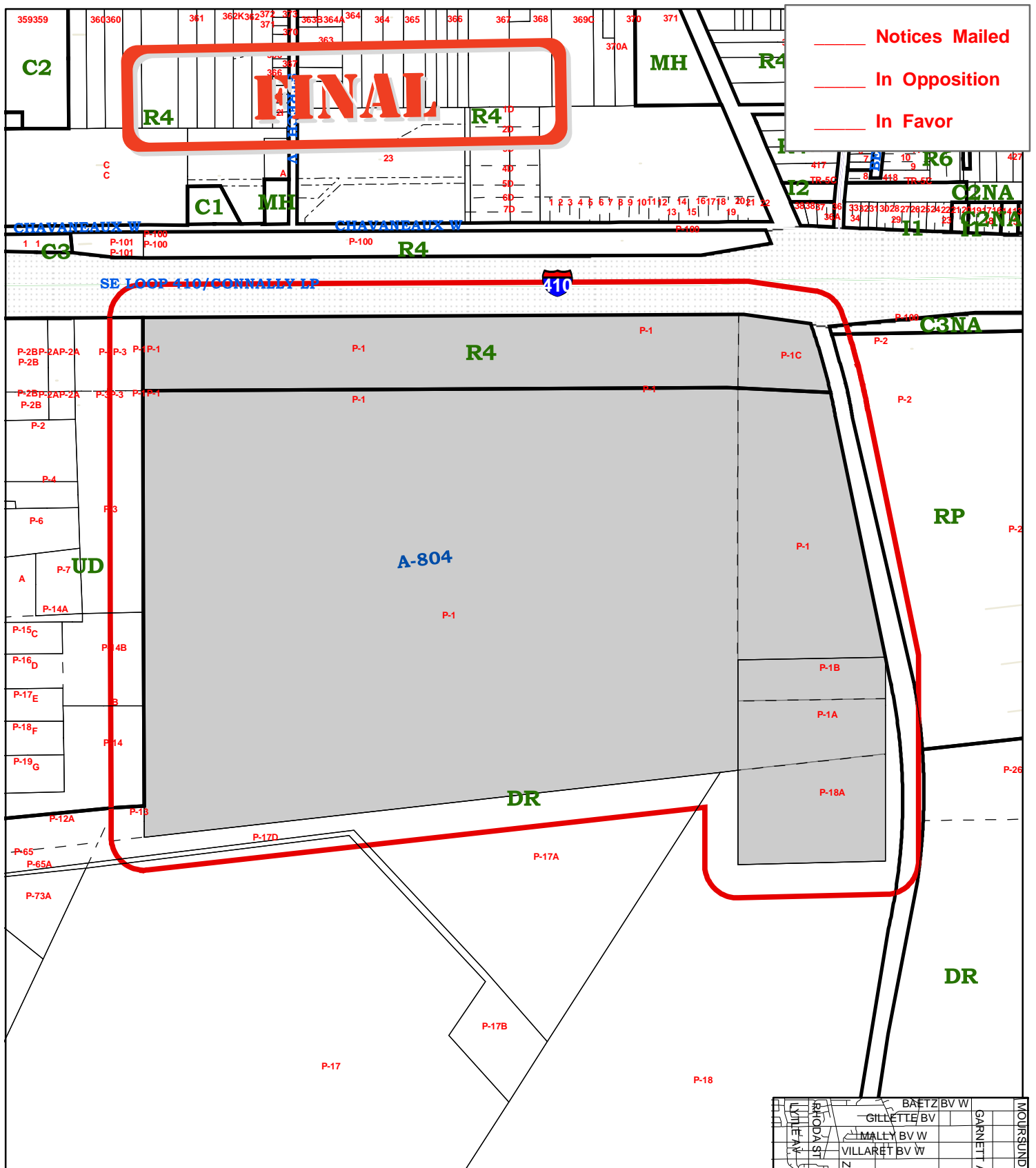
**Neigh. Plan** Southside Initiative Community Plan

**TIA Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

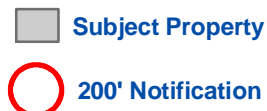
Approval. The proposed zoning is consistent with the land use component in the Southside Initiative Community Plan. The zoning district allows a variety of community development patterns that reflect and preserve the rural character and culture of the southside community. The current use of the property is agricultural. The "UD" District would allow future commercial and residential development.

**CASE MANAGER :** Trish Wallace 207-0215



## ZONING CASE: Z2003-173-6A

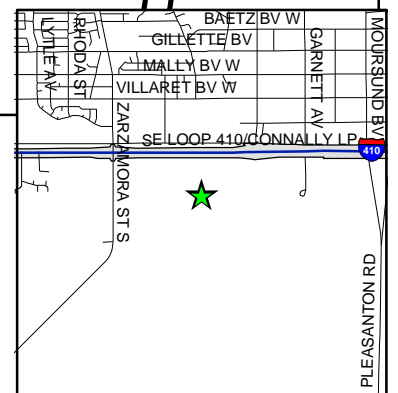
City Council District No. 3  
 Requested Zoning Change  
 From: "DR & R4" To "UD"  
 Date: November 4, 2003  
 Scale: 1" = 800'



P.682  
 C-5



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# **FINAL** CASE NO: Z2003173-6D S

## **Final Staff Recommendation - Zoning Commission**

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**Date:** November 04, 2003

Zoning Commission continuance from September 16, 2003; Postponement from October 7, 2003

**Council District:** 3

**Ferguson Map:** 682

**Applicant Name:**

City of San Antonio

**Owner Name:**

Wayne Hensley

**Zoning Request:** From "DR" Development Reserve District to "UD-S" Urban Development District with specific use authorization for a bar/tavern.

**Property Location:** CB 4283 P-14 ABS 769

10703 Pleasanton Road

Along Moursund Blvd; South of Loop 410

**Proposal:** To implement the goals and objectives of the Southside Initiative Community Plan

**Neigh. Assoc.** None

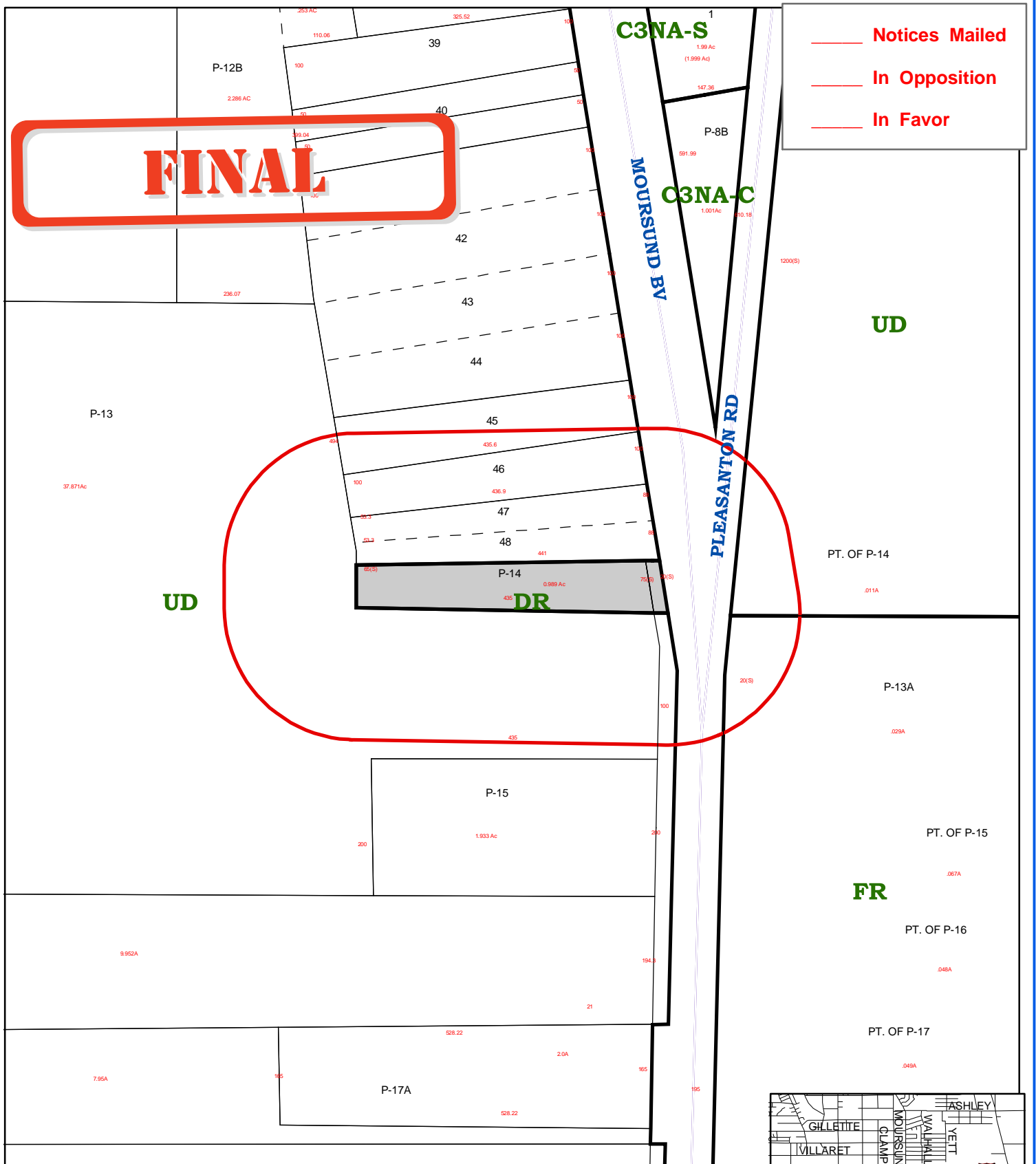
**Neigh. Plan** Southside Initiative Community Plan

**TIA Statement:** A traffic impact analysis is not required.

### **Staff Recommendation:**

Approval. The proposed zoning is consistent with the land use component in the Southside Initiative Community Plan. The proposed district will enable a variety of community development patterns that reflect and preserve the rural character and culture of the southside community. The "UD" District allows future commercial and residential uses. The specific use authorization is for an existing bar/tavern.

**CASE MANAGER :** Trish Wallace 207-0215



# ZONING CASE: **Z2003-173-6D-S**

City Council District No. 3  
 Requested Zoning Change  
 From: "DR" To "UD-S"  
 Date: November 4, 2003  
 Scale: 1" = 200'

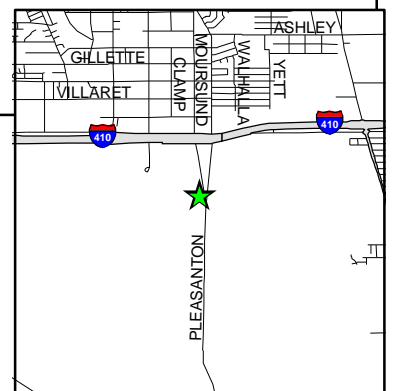
 Subject Property

 200' Notification

**P.682**  
**C-5**



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# CASE NO: Z2003173-7A

**FINAL**

## Final Staff Recommendation - Zoning Commission

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**Date:** November 04, 2003

Zoning Commission continuance from September 16, 2003 and October 7, 2003

**Council District:** 4

**Ferguson Map:** 680

**Applicant Name:**

City of San Antonio

**Owner Name:**

Jesus Vasquez

**Zoning Request:** From "DR" Development Reserve District to "RD" Rural Development District.

**Property Location:** CB 4301 P-45 & 46 ABS 6

11893 Fischer Road

At the southeast corner of I.H. 35 South and Fischer Road

**Proposal:** To implement the goals and objectives of the Southside Initiative Community Plan

**Neigh. Assoc.** None

**Neigh. Plan** Southside Initiative Community Plan

**TIA Statement:** A traffic impact analysis is not required.

### Staff Recommendation:

Approval. The proposed zoning is consistent with the land use component of the Southside Initiative Community Plan. The proposed district allows a variety of community development patterns that reflect and preserve the rural character and culture of the southside community. The property is currently undeveloped. The proposed "RD" District allows for future commercial and residential development in a manner that is compatible with other development in the Southside Initiative planning area.

**CASE MANAGER :** Trish Wallace 207-0215



**CASE NO: Z2003193**  
**FINAL**  
Final Staff Recommendation - Zoning Commission

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**Date:** November 04, 2003

Zoning Commission Continuance from October 21, 2003  
to consider "R-6 C"

**Council District:** 1

**Ferguson Map:** 582 C7

**Applicant Name:**

**Owner Name:**

Davila Plumbing Company, Inc.

Antonio Davila

**Zoning Request:** From "R-6" Residential Single-Family District to "O-1" Office District.

**Property Location:** Lots 5 and 6, Block 5, NCB 6404

830 West Lynwood Avenue

**Proposal:** To allow a satellite office for a construction business

**Neigh. Assoc.** Beacon Hill Neighborhood Association

**Neigh. Plan** Midtown Neighborhood Plan

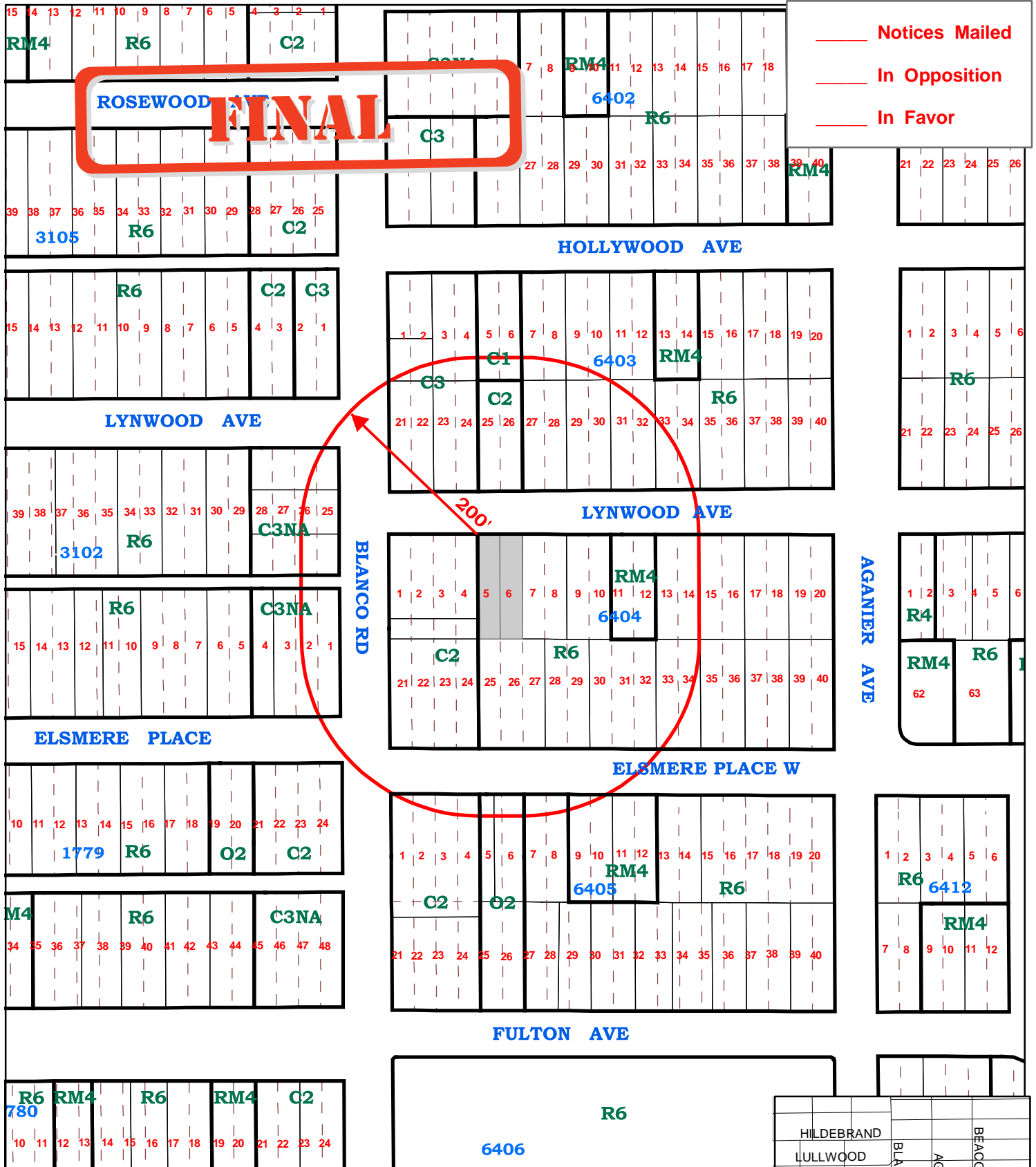
**TIA Statement:** A Traffic Impact Analysis is not required

**Staff Recommendation:**

Denial as requested and Approval of "R-6 C" Residential Single-Family District with Conditional Use for a Contractors Office. The Midtown Neighborhood Plan indicates a commercial node at this location. The lot across the street from the subject property is zoned "C-2" Commercial. Staff recommends the following conditions:

1. Administrative office use only.
2. No onsite storage of equipment or materials
3. Outside storage of any type is not allowed.

**CASE MANAGER :** Fred Kaiser 207-7942



## ZONING CASE: Z2003-193

City Council District NO. 1  
 Requested Zoning Change  
 From: "R-6" To "R-6 C"  
 Date: November 4, 2003  
 Scale: 1" = 200'

Subject Property  
 200' Notification

T-0  
 p.582  
 C-7



C:\OCT\_21\_2003

HILDEBRAND	BLANCO RD	BEACON DR
LULLWOOD	AGANIER	
ROSEWOOD		
LYNWOOD		
FULTON		
GRAMERCY	PLACE	N. FLORES
MICHIGAN	KINGS HWY	
SUMMIT		

# CASE NO: Z2003201

**FINAL**

Final Staff Recommendation - Zoning Commission

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**Date:** November 04, 2003

Zoning Commission continuance from October 21, 2003

**Council District:** 7

**Ferguson Map:** 580 E5

**Applicant Name:**

Eastway Inc.

**Owner Name:**

Marc Ross

**Zoning Request:** From "C-2" Commercial District to "C-2 C" Commercial District with conditional use for a self-service car wash facility.

**Property Location:** Lot 96, NCB 11544, save and except the northeast 50 feet of the northwest 50 feet  
4900 Evers Road

The southern intersection of Evers Road and Callaghan Road

**Proposal:** To develop and operate a self-service car wash facility

**Neigh. Assoc.** Rolling Ridge Neighborhood Association

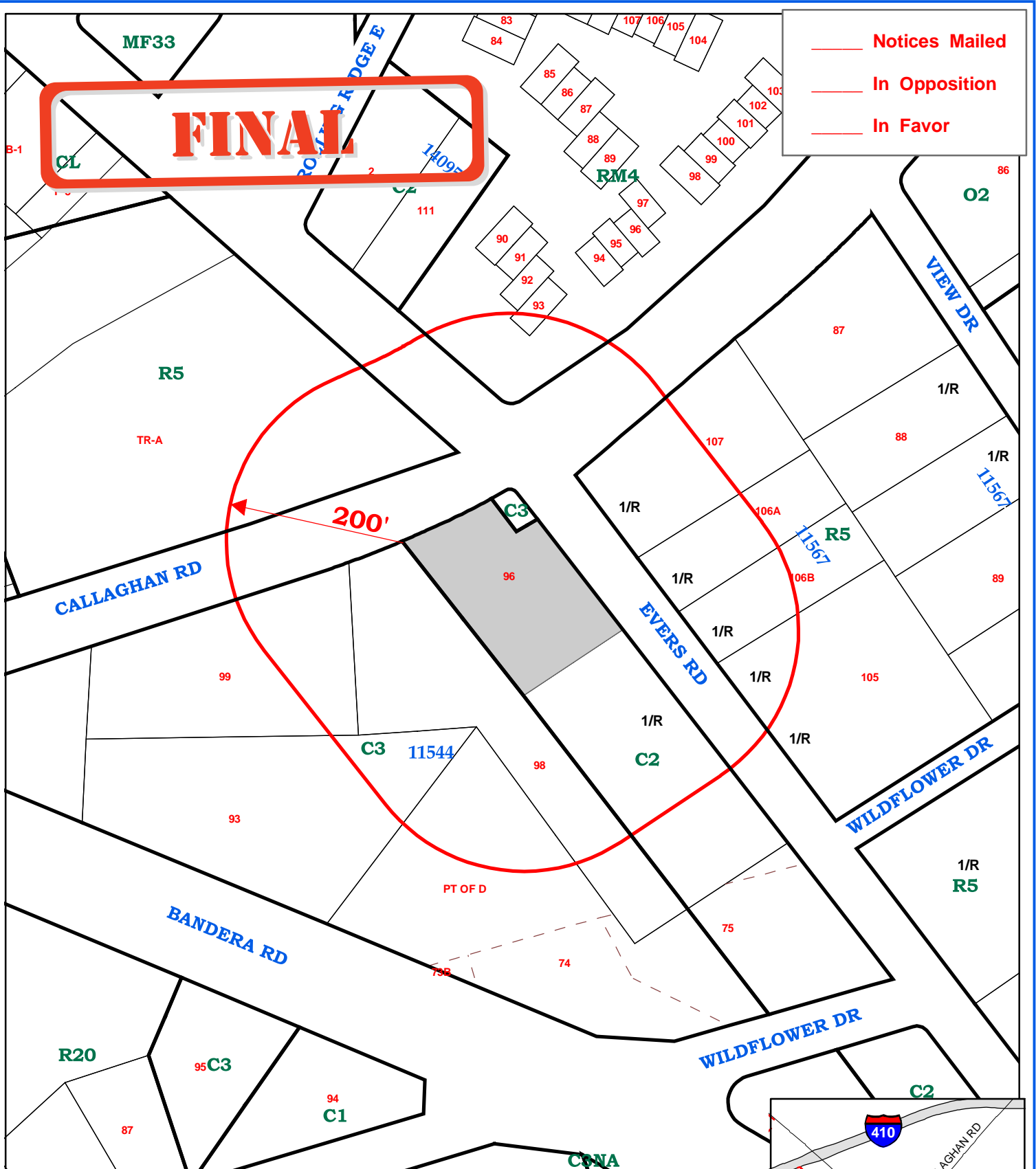
**Neigh. Plan** Near Northwest Community Plan

**TIA Statement:** A traffic impact analysis is not required

## **Staff Recommendation:**

Denial. The proposed use for the requested zoning is not compatible with the residential uses opposite the property. In as much, the proposed use will have an adverse impact on residential properties in the area such as noise, increased traffic flow and congestion.

**CASE MANAGER :** Elvin J. Gant, Jr. 207-5876



## ZONING CASE: Z2002-201

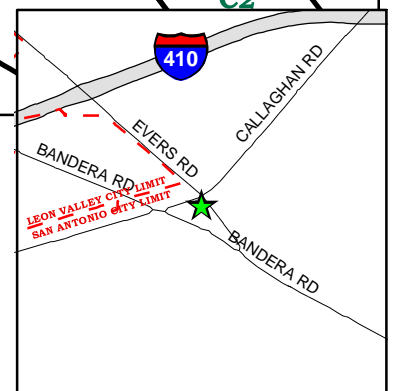
City Council District NO. 7  
 Requested Zoning Change  
 From: "C-2," To "C-3"  
 Date: November 4, 2003  
 Scale: 1" = 150'



T-0  
 p.580  
 E-5



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# CASE NO: Z2003202 SC

**FINAL**

Final Staff Recommendation - Zoning Commission

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**Date:** November 04, 2003

**Council District:** 3

**Ferguson Map:** 650 D2

**Applicant Name:**

Ismael Galvan

**Owner Name:**

Stanford & Zulema Muller

**Zoning Request:** From "R-6 RIO-4" Residential Single-Family, River Improvement Overlay District to "C-3 SC" General Commercial District with Specific Use Authorization for a Contractor Facility and Conditional Use for Outside Storage.

**Property Location:** Block 1, NCB 3400

1910 Probandt

**Proposal:** For a material yard with outside storage

**Neigh. Assoc.** Englewood Neighborhood Association and Thelka Neighborhood Association

**Neigh. Plan** South Central San Antonio Plan

**TIA Statement:** A Traffic Impact Analysis is not required

**Staff Recommendation:**

Denial. The South Central San Antonio Plan defines low density residential development for this location and this proposal is not consistent with the plan. The Historic Preservation Office recommends denial of this request because the proposed development is incompatible with all of the River Overlay design objectives. The outside storage of materials and equipment is incompatible with the existing character of the neighborhood. Staff does not recommend removal of the property from the River Improvement Overlay.

**CASE MANAGER :** Fred Kaiser 207-7942

E THEO AVE

- \_\_\_\_ Notices Mailed
- \_\_\_\_ In Opposition
- \_\_\_\_ In Favor

LANCASTER

SAN ANTONIO RIVER

MALONE ST E

LANCASTER AVE

PROBANDT ST

ESM'T

MERRICK ST

## ZONING CASE: Z2003-202 SC

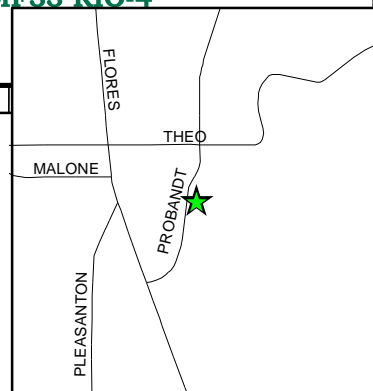
City Council District NO. 3  
Requested Zoning Change  
From: "R-6 RIO-4" To "C-3 SC"  
Date: November 4, 2003  
Scale: 1" = 200'

- Subject Property
- 200' Notification

T-10  
p.568  
C-5



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**FINAL** **CASE NO: Z2003203 C**  
Staff Recommendation - Zoning Commission

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**Date:** November 04, 2003

**Council District:** 6

**Ferguson Map:** 614 F5

**Applicant Name:**

Missionary Catechists of Divine Providence

**Owner Name:**

Missionary Catechists of Divine Providence

**Zoning Request:** From "R-6" Residential Single-Family District to "R-6 C" Residential Single-Family District with a Conditional Use for a Counseling Service Center.

**Property Location:** Lot 1, Block 13, NCB 8990

4650 Eldridge Avenue

**Proposal:** To continue operating a multiple social service community facility

**Neigh. Assoc.** Community Workers Council

**Neigh. Plan** None

**TIA Statement:** A traffic impact analysis is not required

**Staff Recommendation:**

Approval. The subject property is zoned "R-6" Residential Single-Family District and is the current location for the Benitia Family Center. The subject property is completely surrounded by single-family residential uses and zoning. Considering the subject property's current land use and the surrounding properties, the rezoning request is compatible with the neighborhood.

**CASE MANAGER :** Mona Lisa Faz 207-7945



# CASE NO: Z2003204

**FINAL**

Final Staff Recommendation - Zoning Commission

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**Date:** November 04, 2003

**Council District:** 7

**Ferguson Map:** 614 C2

**Applicant Name:**

J. H. Uptmore & Associates

**Owner Name:**

J. H. Uptmore & Associates

**Zoning Request:** From "C3" General Commercial District to "R-5" Residential Single-Family District.

**Property Location:** Lot 1, Block 1, NCB 15025

5000 Block of Culebra Road

East of the intersection of Culebra Road and Canterbury Drive

**Proposal:** To construct a residential single-family subdivision

**Neigh. Assoc.** None

**Neigh. Plan** None

**TIA Statement:** A traffic impact analysis is not required

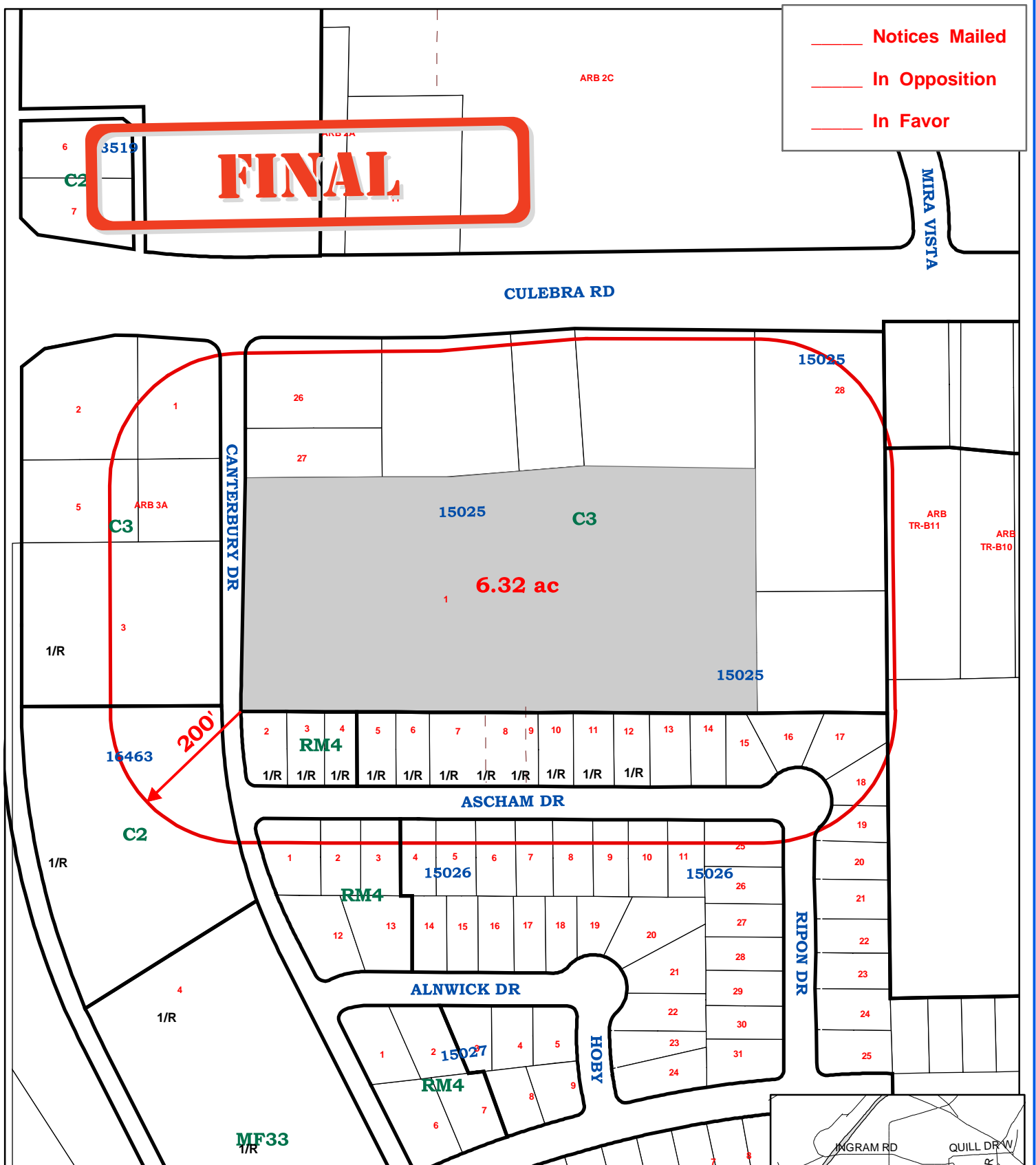
**Staff Recommendation:**

Approval. Subject property is undeveloped land that abuts "RM-4" and "R-5" zoning and use to the south. There is "C-3" zoning across Canterbury Drive to the west, and "C-3 R" and "MF-33" respectively to the northeast and east. The requested "R-5" zoning is compatible with the developmental scheme in the area, and will have no adverse impact on other properties in the area.

**CASE MANAGER :** Elvin J. Gant, Jr. 207-5876

\_\_\_\_\_ Notices Mailed  
 \_\_\_\_\_ In Opposition  
 \_\_\_\_\_ In Favor

**FINAL**



## ZONING CASE: Z2003-204

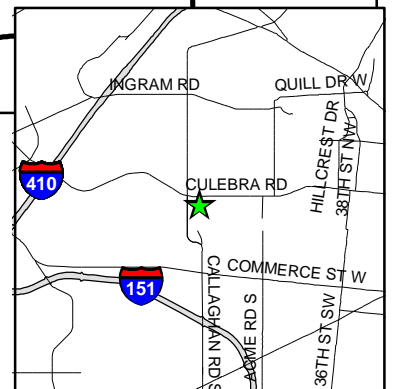
City Council District NO. 7  
 Requested Zoning Change  
 From: "C-3" To "R-5"  
 Date: November 4, 2003  
 Scale: 1" = 200'

[Gray Box] Subject Property  
 [Red Circle] 200' Notification

T-0  
 p.614  
 C-2



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# CASE NO: Z2003205

Final Staff Recommendation - Zoning Commission

**FINAL**

**Date:** November 04, 2003

**Council District:** 5

**Ferguson Map:** 615 C3

**Applicant Name:**

Mireles Properties

**Owner Name:**

Roy and Lupe Perez-Mireles

**Zoning Request:** From "MF-33" Multi-Family District to "C-3" General Commercial District.

**Property Location:** Lot 31 through 34, Block 18, NCB 8280

522 and 529 Colby Street

**Proposal:** To expand an adjacent shopping center

**Neigh. Assoc.** Prospect Hill

**Neigh. Plan** None

**TIA Statement:** A traffic impact analysis is not required

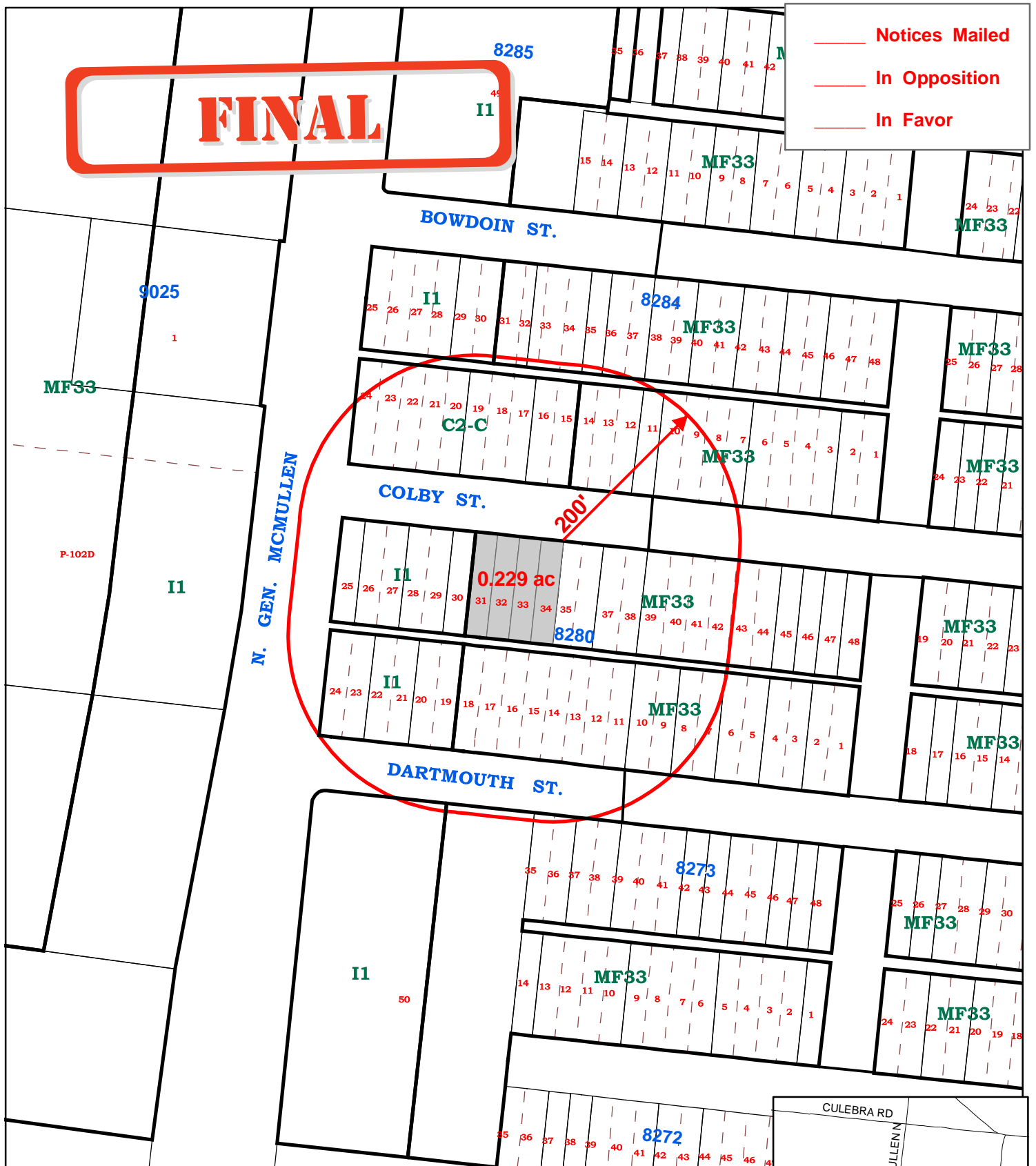
## Staff Recommendation:

Denial as requested and approval of "C-2" Commercial District. The subject property is located off General Mc Mullen and is adjacent to "C-2 C" Commercial District to the north, undeveloped "MF-33" Multi-Family District to the south and east, and undeveloped "I-1" Industrial District to the west. "C-3" General Commercial Districts are best located at major intersections of arterials and commercial nodes. A shopping Center exists north of the subject property. Colby street will be quit claimed by the applicant. Considering the surrounding area and desired retail uses, "C-2" Commercial District is a more appropriate zoning.

**CASE MANAGER :** Mona Lisa Faz 207-7945

**FINAL**

- \_\_\_\_ Notices Mailed
- \_\_\_\_ In Opposition
- \_\_\_\_ In Favor



## ZONING CASE: Z2003-205

City Council District NO. 5  
Requested Zoning Change  
From: "MF-33" To "C-3"  
Date: November 4, 2003  
Scale: 1" = 150'

Subject Property

200' Notification

T-0  
p.615  
D-3



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# CASE NO: Z2003206

**FINAL**

Final Staff Recommendation - Zoning Commission

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**Date:** November 04, 2003

**Council District:** 2

**Ferguson Map:** 652 D5

**Applicant Name:**

Costa Cadiz Ltd. C/o American Agape

**Owner Name:**

Lucille E. Center & Myrtle Gold

**Zoning Request:** From "R-5" Residential Single-Family District to "MF-33" Multi-Family District.

**Property Location:** Lot E, NCB 10779

2815 South W. W. White Road

**Proposal:** To combine this one acre parcel with 7.365 adjacent acres to develop a 172 unit multi-family project.

**Neigh. Assoc.** None

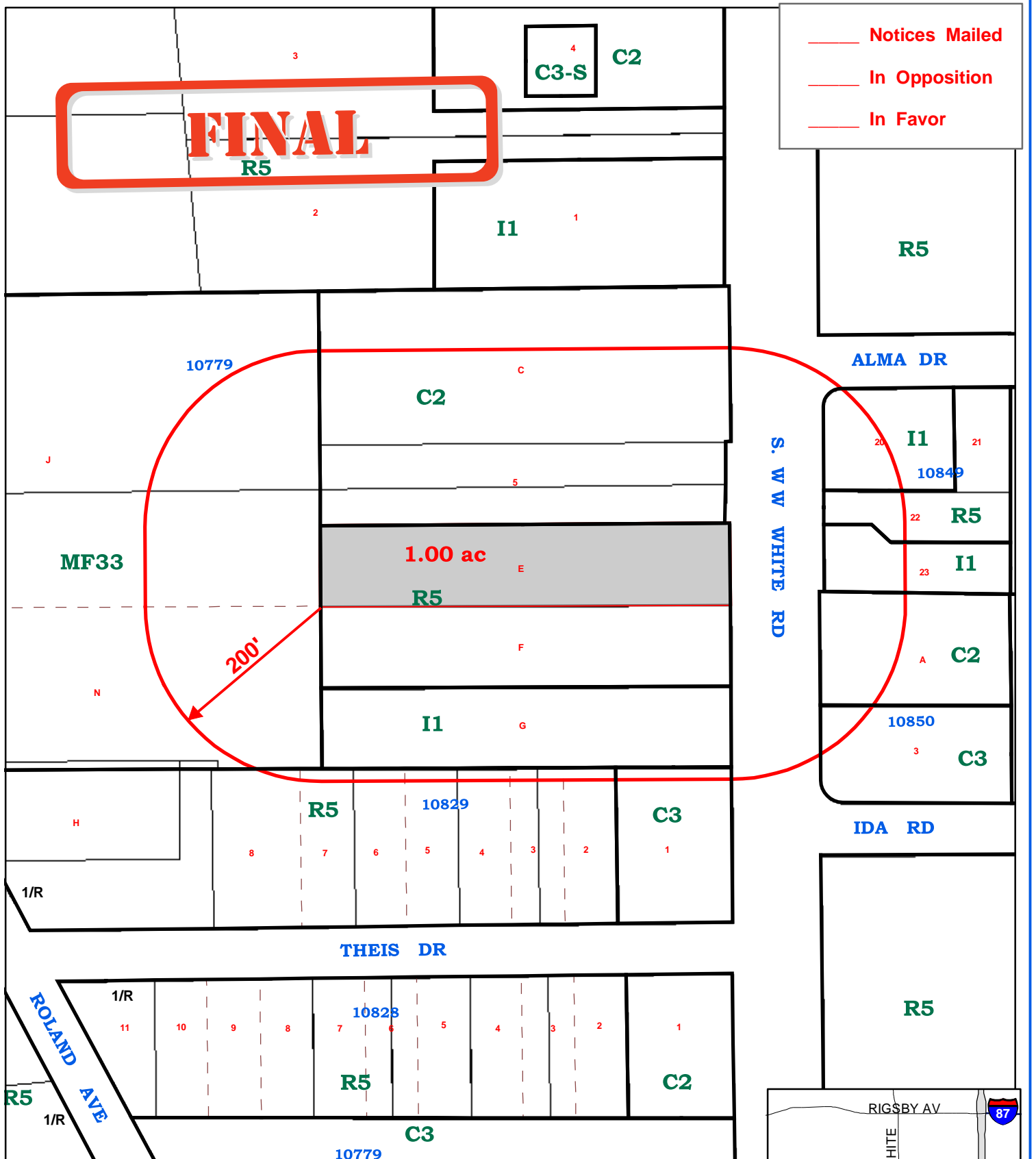
**Neigh. Plan** None

**TIA Statement:** A Traffic Impact Analysis is not required

**Staff Recommendation:**

Approval. When combined with the adjacent 7.365 acre tract the proposed apartment project will have frontage on both South W.W. White Road and Roland Avenue. Multi-family housing is an important component of the growth and stability of this area. Multi-family development at this location will provide a welcome change to the pattern of commercial development and zoning along South W.W. White Road.

**CASE MANAGER :** Fred Kaiser 207-7942



## ZONING CASE: Z2003-206

City Council District NO. 2  
 Requested Zoning Change  
 From: "R-5" To "MF-33"  
 Date: November 4, 2003  
 Scale: 1" = 150'

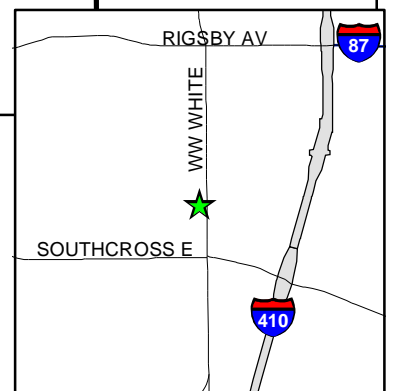
 Subject Property

 200' Notification

T-0  
 p.652  
 D-3



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**CASE NO. Z2003207**  
**FINAL**  
Final Staff Recommendation - Zoning Commission

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**Date:** November 04, 2003

**Council District:** 4

**Ferguson Map:** 612 B4

**Applicant Name:**

Kaufman & Associates, Inc.

**Owner Name:**

B. J. McCombs

**Zoning Request:** From "R-6" Residential Single Family District. to "C-3" Commercial District.

**Property Location:** 38.594 acres out of NCB 34362

10000 Block of Potranco Road

North of the intersection of Rousseau and Potranco Road

**Proposal:** To construct a retail shopping center

**Neigh. Assoc.** None

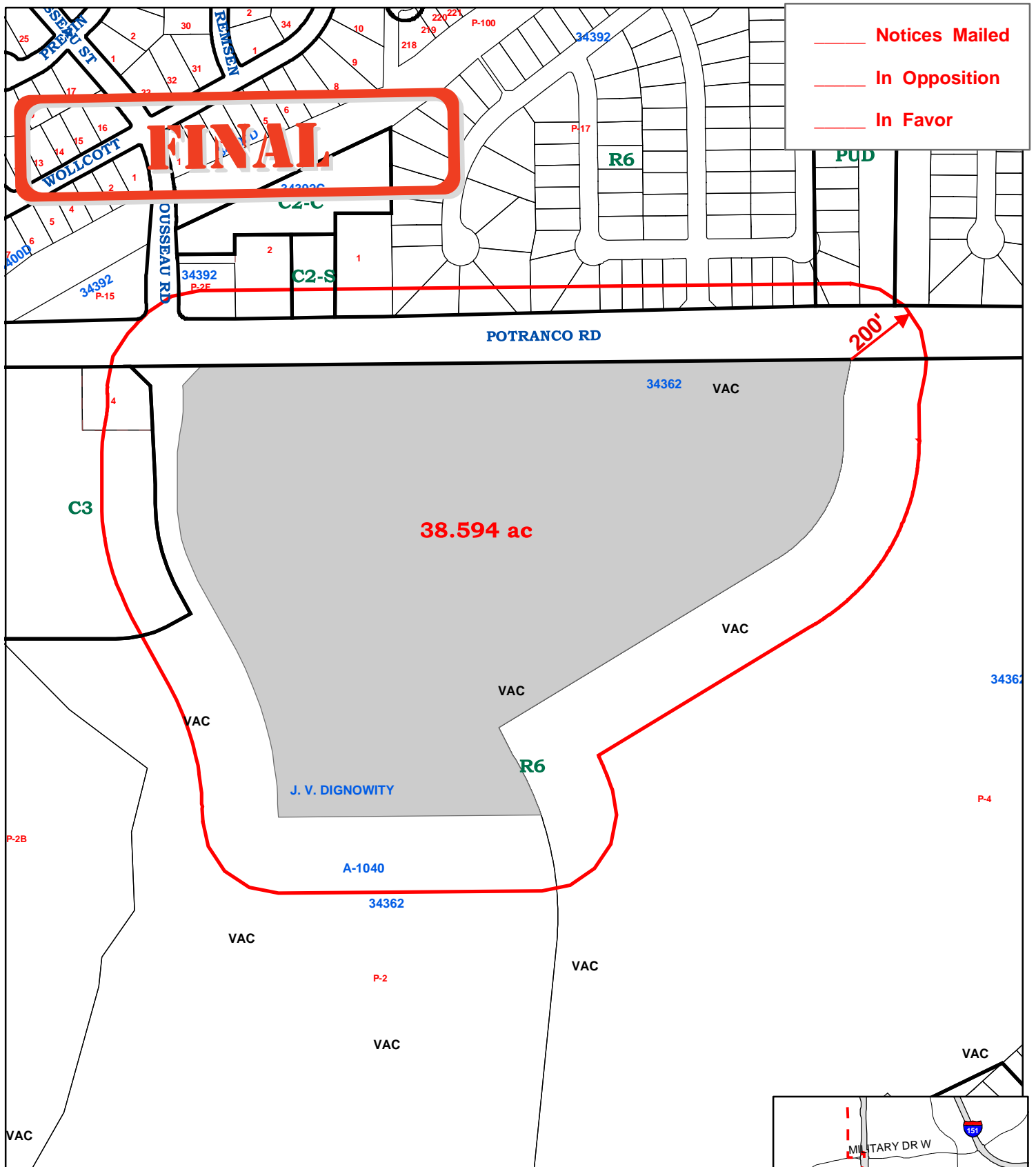
**Neigh. Plan** None

**TIA Statement:** A level 3 traffic impact analysis was required, and it was recommended that Rousseau Street be extended south of the intersection of Potranco.

**Staff Recommendation:**

Denial. The requested zoning covers too large an area for such an intense zoning. The requested "C-3" zoning is inconsistent with the developmental scheme of the area, and would have an adverse impact on residential properties in the area. "C-3" General Commercial Districts are best located at major intersections of arterials and commercial nodes.

**CASE MANAGER :** Elvin J. Gant, Jr. 207-5876

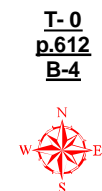


## ZONING CASE: Z2003-207

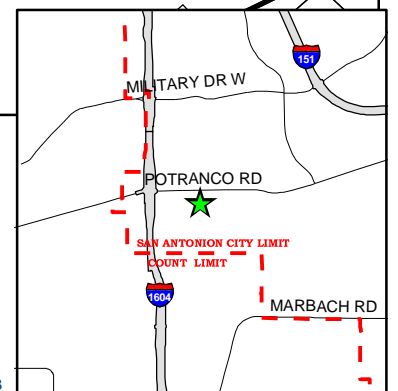
City Council Change NO. 4  
Requested Zoning Change  
From: "R-6" To "C-3"  
Date: November 4, 2003  
Scale: 1" = 350'

Subject Property

200' Notification



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# CASE NO: Z2003208

Final Staff Recommendation - Zoning Commission

**FINAL**

**Date:** November 04, 2003

**Council District:** 2

**Ferguson Map:** 548 E1

**Applicant Name:**

Kaufman & Associates, Inc.

**Owner Name:**

Songmoo & Junghee Shim

**Zoning Request:** From "C-2" Commercial District to "C-3" General Commercial District.

**Property Location:** Lot 42, NCB 12190

7702 IH 35 North

Northeast sector of the intersection of IH 35 access road and Galahad Drive

**Proposal:** To allow gasoline and retail sales, and restaurant operation

**Neigh. Assoc.** Camelot I Neighborhood Association

**Neigh. Plan** Camelot I Neighborhood Plan

**TIA Statement:** A traffic impact analysis is not required

## Staff Recommendation:

Approval. The requested "C-3" zoning is consistent with the Camelot I Neighborhood Plan, and the plan update.

2. There is "C-3" zoning and use abutting subject property to the north and south.

3. There is "R-6" zoning and use abutting subject property to the east, and there is "I-1" zoning across IH 35 to the west.

4. The requested zoning is compatible with the developmental scheme in the area.

**CASE MANAGER :** Elvin J. Gant, Jr. 207-5876

# FINAL

\_\_\_\_\_ Notices Mailed  
 \_\_\_\_\_ In Opposition  
 \_\_\_\_\_ In Favor

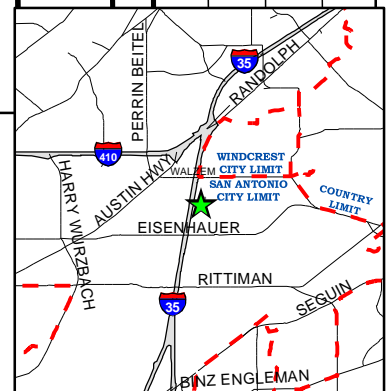


## ZONING CASE: Z2003-208

City Council District NO. 2  
 Requested Zoning Change  
 From: "C-2" To "C-3"  
 Date: November 4, 2003  
 Scale: 1" = 250'

[Grey Box] Subject Property  
 [Red Circle] 200' Notification

T-0  
 p.584  
 E-1  
 C:\NOV\_4\_2003



# CASE NO- 72003209

Final Staff Recommendation to Zoning Commission

**FINAL**

**Date:** November 04, 2003

**Council District:** 3

**Ferguson Map:** 684 A3

**Applicant Name:**

Juan & Alejandrina Contreras

**Owner Name:**

Juan & Alejandrina Contreras

**Zoning Request:** From "R-4" Residential Single Family District to "MH" Manufacturing Housing District.

**Property Location:** Lot 26, Block 12, NCB 10894

211 Esma

**Proposal:** For manufactured home use

**Neigh. Assoc.** None

**Neigh. Plan** None

**TIA Statement:** A Traffic Impact Analysis is not required

## **Staff Recommendation:**

Approval. The project area is in a residential subdivision containing single-family homes, manufactured homes and vacant lots. The existing zoning in the area is "R-4" and "MH". There are existing manufactured homes with "MH" zoning to the north, east and south of the subject property.

**CASE MANAGER :** Fred Kaiser 207-7942

R4

R4

\_\_\_\_ Notices Mailed

\_\_\_\_ In Opposition

\_\_\_\_ In Favor

**FINAL**

17

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33

34

35

36

37

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39

R4

10893

10893

36

37

R4

38

39

40

VAC

VAC

1/R

1/R

21

22

23

24

25

R4

26

27

28

29

30

31

MH

32

33

34

R4

35

36

37

VAC

VAC

VAC

VAC

VAC

VAC

1/R

VAC

VAC

M/H

1/R

1/R

VAC

VAC

VAC

VAC

VAC

HSE

SLIGO ST

16

17

R4

18

19

20

VAC

VAC

VAC

VAC

1/R

VAC

1/R

1/R

1/R

VAC

VAC

VAC

VAC

VAC

1/R

VAC

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VAC

VAC

VAC

VAC

VAC

R4

10894

1089

36

37

R4

38

39

40

VAC

1/R

1/R

1/R

21

22

23

24

25

R4

26

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32

33

R6

34

C3NA-C

35

36

37

1/R

1/R

VAC

VAC

VAC

VAC

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ESMA ST

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MH

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R4

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37

1/R

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VAC

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M/H

VAC

VAC

VAC

VAC

1/R

1/R

1/R

1/R

SAN JUAN RD

10914

R4

VAC  
RM4

C3

MH  
1/R

18

R4

TR-5J

22

C3NA

TR-5N

VAC

R4

**ZONING CASE: Z2003-209**

**City Council District NO. 3**  
**Requested Zoning Change**  
**From: "R-4" To "MH"**  
**Date: November 4, 2003**  
**Scale: 1" = 150"**

■ Subject Property

○ 200' Notification

T-0  
p.684  
B-3



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